

Montgomery County

1961-1991	A strip shopping center containing a dry cleaning facility occupies the property.
1992-1999	The strip shopping center is demolished sometime during this period.
12/1999	A VCP application is received for the property.
2/1999	The Department requests additional information to complete the application.
3/8/00	The property is accepted into the VCP.
3/16/00	A proposed response action plan is received for the property.
4/4/00	The Department issues preliminary comments on the proposed response action plan.

ROCKVILLE METRO PLAZA 151 Rockville Pike Rockville, Maryland (Voluntary Cleanup Program)

Site Description

This 3.5-acre property is located on the northwest corner of the intersection of Hungerford Drive and East Middle Lane, in a commercial section of Rockville, Maryland. The property is comprised of a paved 350-space parking lot, a drive-through bank (located in the southeast corner of the property), and narrow lawn areas along the north, south, and east property boundaries. From 1960-61 to sometime between 1992 and 1999, the site housed the Midtown Shopping Center, a strip retail shopping center (located in the west-northwest portion of the property). The existing drive-through bank was constructed sometime between 1972 and 1981. The strip shopping center was razed sometime between 1992 and 1999.

The site is fully served by public utilities. The nearest surface water body is an unnamed tributary of Rock Creek located approximately 0.4 mile east of the site. The nearest private well is located on

Highwood Drive, 1.3 miles southeast of the site.

The current owner of the property is the Pension Benefit Fund, Inc., of Washington, D.C.

Environmental Concerns

The former on-site shopping center contained a dry cleaning business from 1961 to sometime before 1991. In addition, there are two gasoline service stations located immediately north of the site.

Previous environmental investigations of the property have identified the presence of tetrachloroethene, a common dry cleaning solvent, tetrachloroethene daughter products including vinyl chloride, and benzene, in the groundwater located approximately 5 to 20 feet beneath the property. To date, the highest tetrachloroethene level (4,000 parts per billion) in the groundwater was detected on the western portion of the site at the location of the former dry cleaning business. The highest benzene level (510 parts per billion) was detected in the groundwater near the center of the property. The contaminated groundwater is flowing off site in a southerly direction along the western property boundary.

Voluntary Cleanup Program (VCP) Status

On December 21, 1999, the Department received a VCP application for the property. The Department reviewed the application and requested additional information. After the requested information was received and reviewed, the Department accepted the property into the VCP and granted the applicant inculpable person status. On March 16, 2000, the Department received a proposed response action plan for the property. In response to the Department's preliminary comments, F.P. Rockville, L.P. revised the proposed response action plan and submitted it to the Department on May 12, 2000. The Department reviewed the revised response action plan and, on June 2, 2000, provided written comments on the plan to F.P. Rockville, L.P. The Department is currently awaiting a response to its comments.

The participant plans to construct three high-rise general occupancy office buildings on the property, with ground level retail space and a three-story underground parking garage.

Site Contact

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